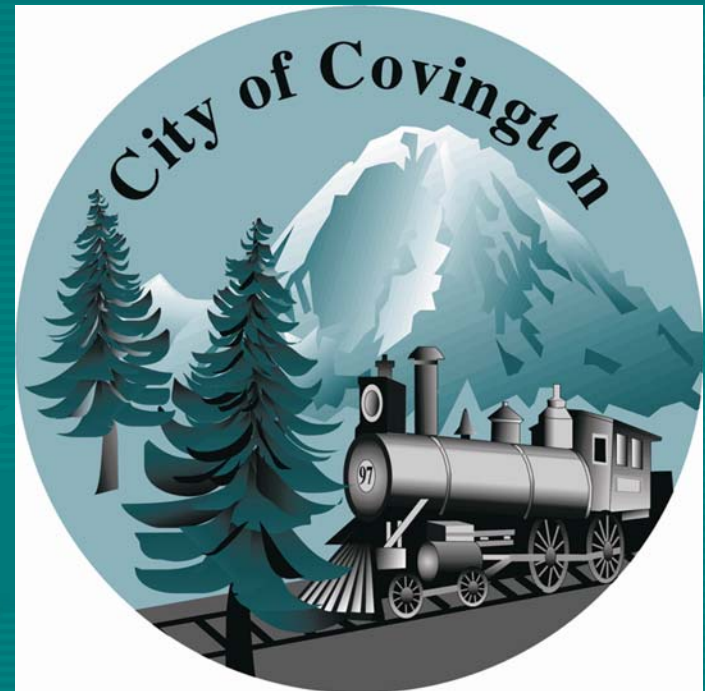




City of Covington: Unmatched Quality of Life

Just Getting Started

- Incorporation: 1997
- Population : 17,360
- Land Area: 6.5 Miles
- Annual Budget: 25 Million
- Staff: 52 FTEs



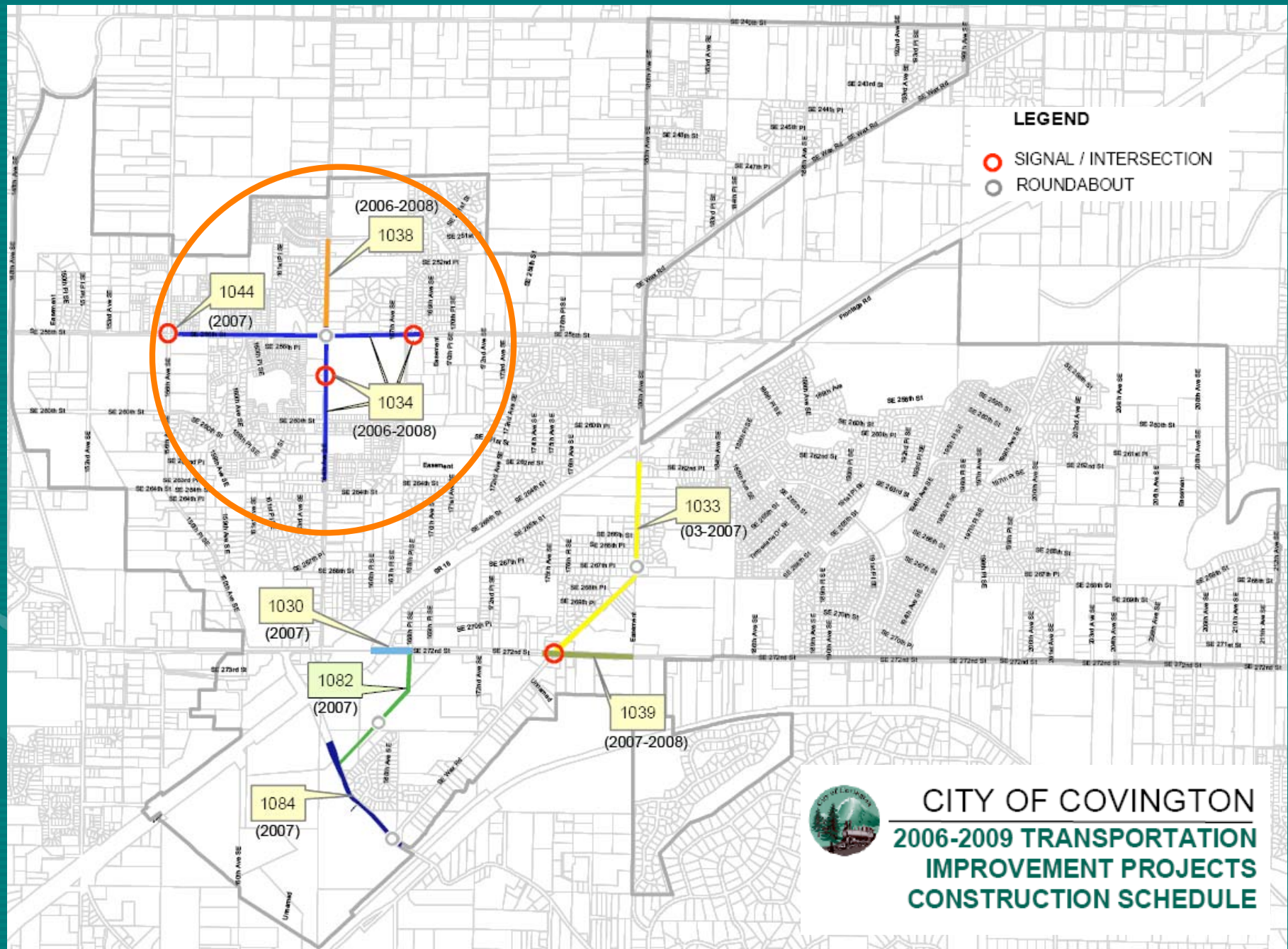
Overview

- Past Success
- Current Challenges
- Future Direction



Recent Construction History

- Projects constructed between 2006 and 2008
- Over 22 million of construction dollars
- 3 miles of widened or added roadway
- Minimum 8' sidewalks and 5' bike lanes
- 4 modern roundabouts
- Access Control





LEGEND

-  SIGNAL / INTERSECTION
-  ROUNDABOUT

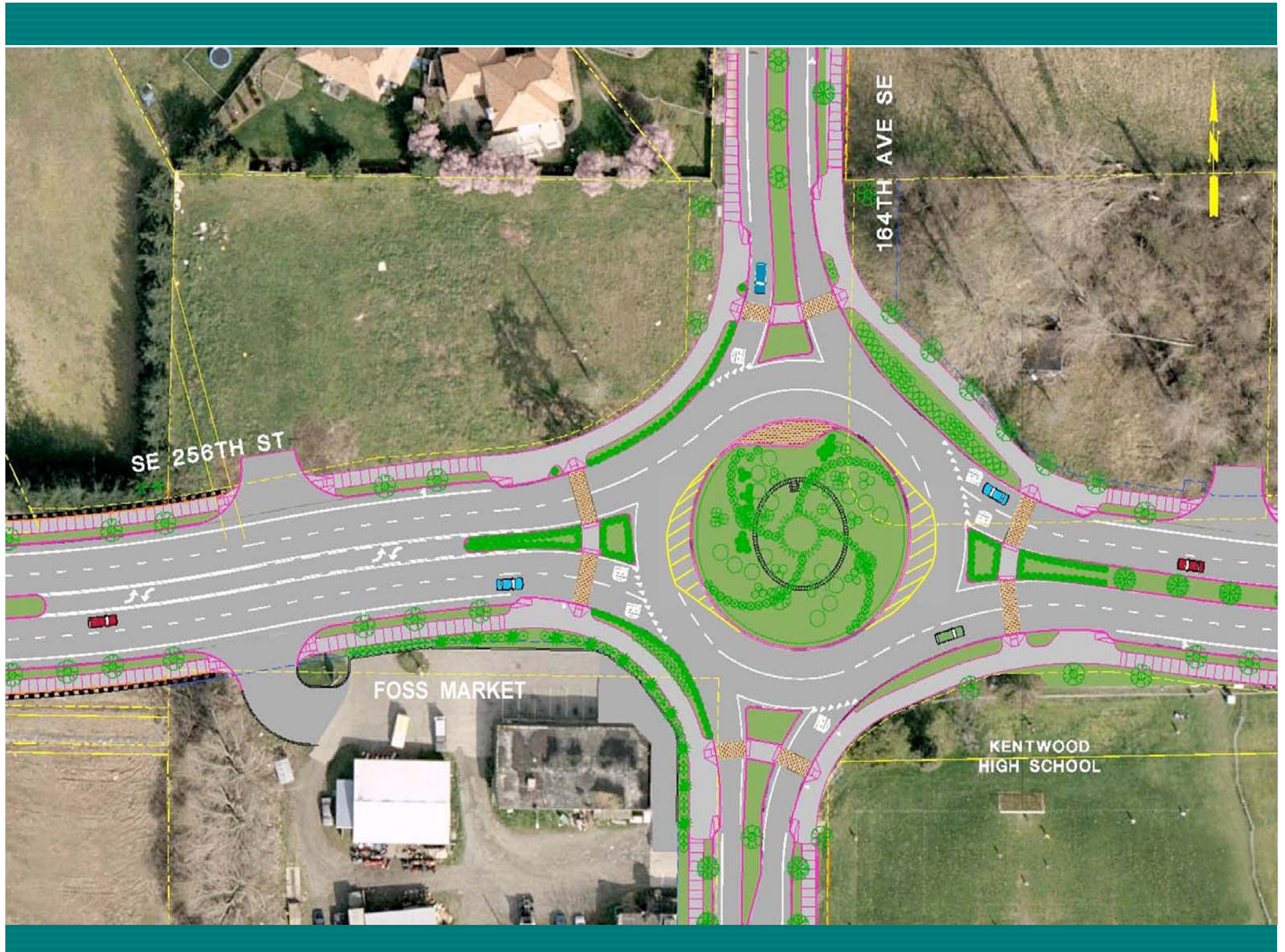


CITY OF COVINGTON 2006-2009 TRANSPORTATION IMPROVEMENT PROJECTS CONSTRUCTION SCHEDULE



**EXISTING
INTERSECTION**

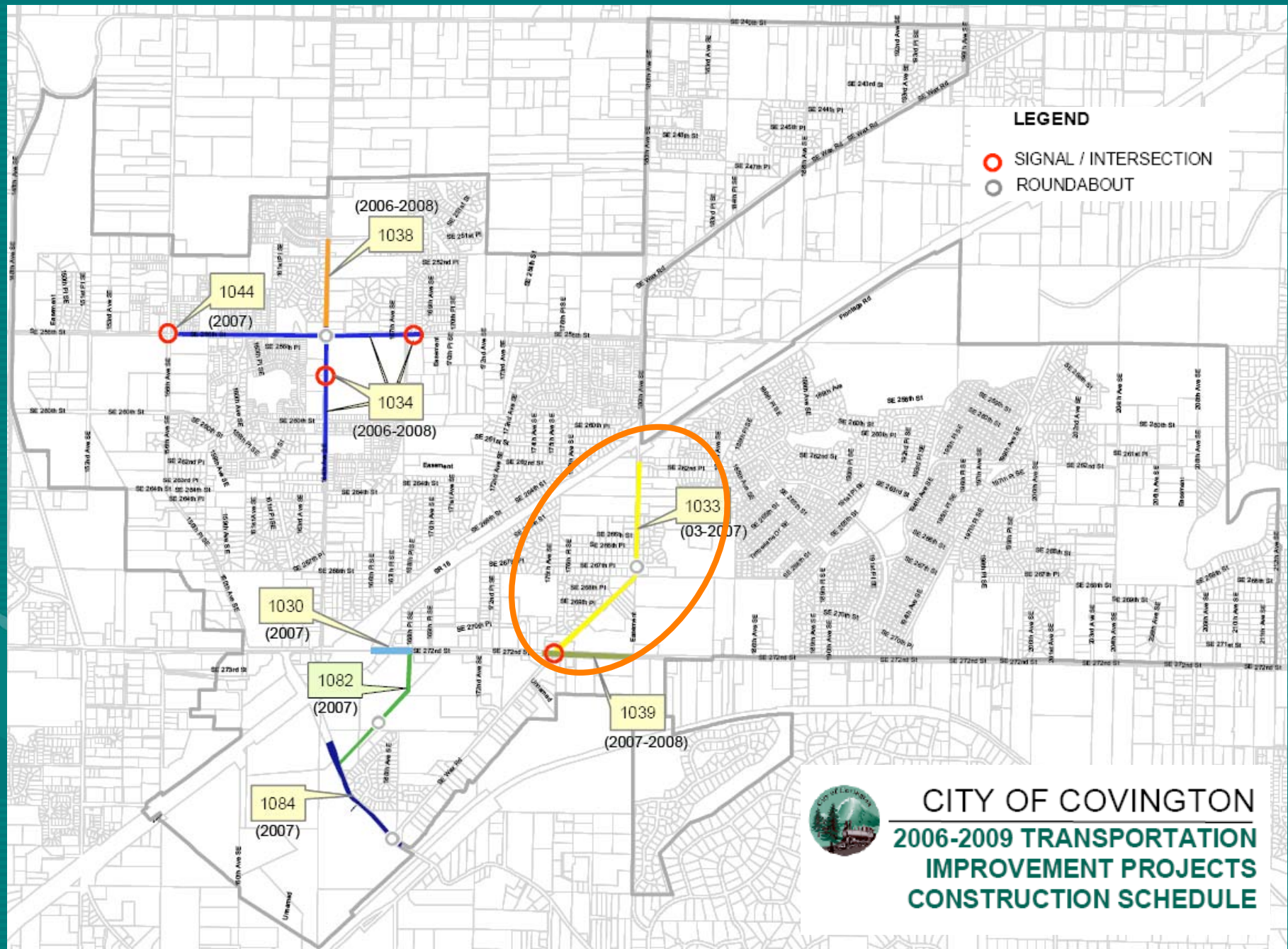

Gray & Odum, Inc.
CONSULTING ENGINEERS
10000 164TH AVE SE, SUITE 100
KENTWOOD, MI 49523-1000





SE 256th Street/164th Avenue SE Improvement Project



Completed Project!!!



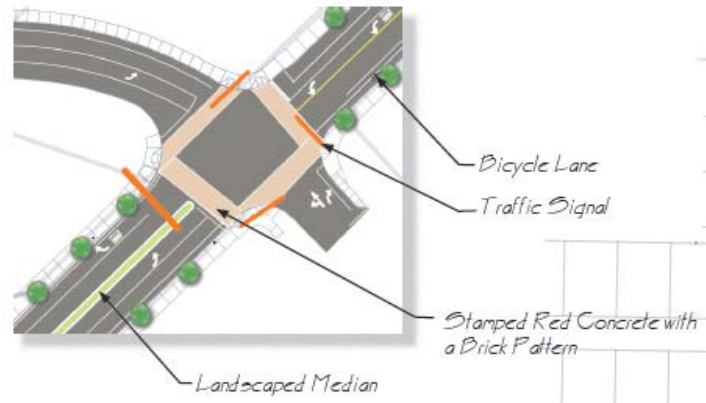
LEGEND

-  SIGNAL / INTERSECTION
-  ROUNDABOUT



CITY OF COVINGTON 2006-2009 TRANSPORTATION IMPROVEMENT PROJECTS CONSTRUCTION SCHEDULE

Detail - SE Wax Road



Stormwater Pond

Stamped Red Concrete with a Brick Pattern



Roundabout Detail

SE 270th ST

SE WAX Rd

SE 272nd ST (SR 516)

180th AVE SE

SE 265th PI

SE 266th PI

SE 267TH PI

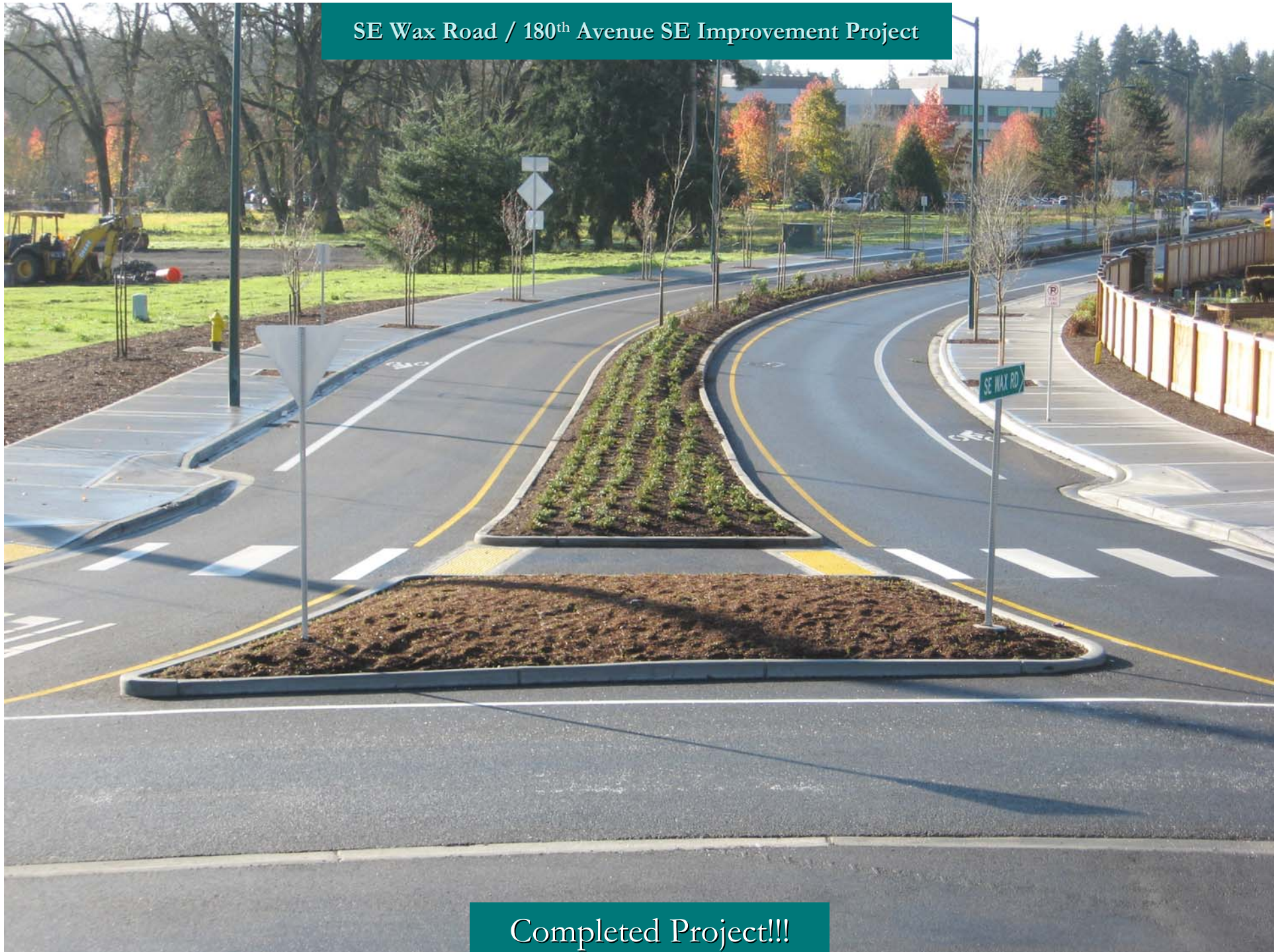
CITY OF COVINGTON
SE WAX ROAD AND 180TH AVE SE
CONCEPTUAL PLAN
CIP PROJECT 1033

SE Wax Road / 180th Avenue SE Improvement Project

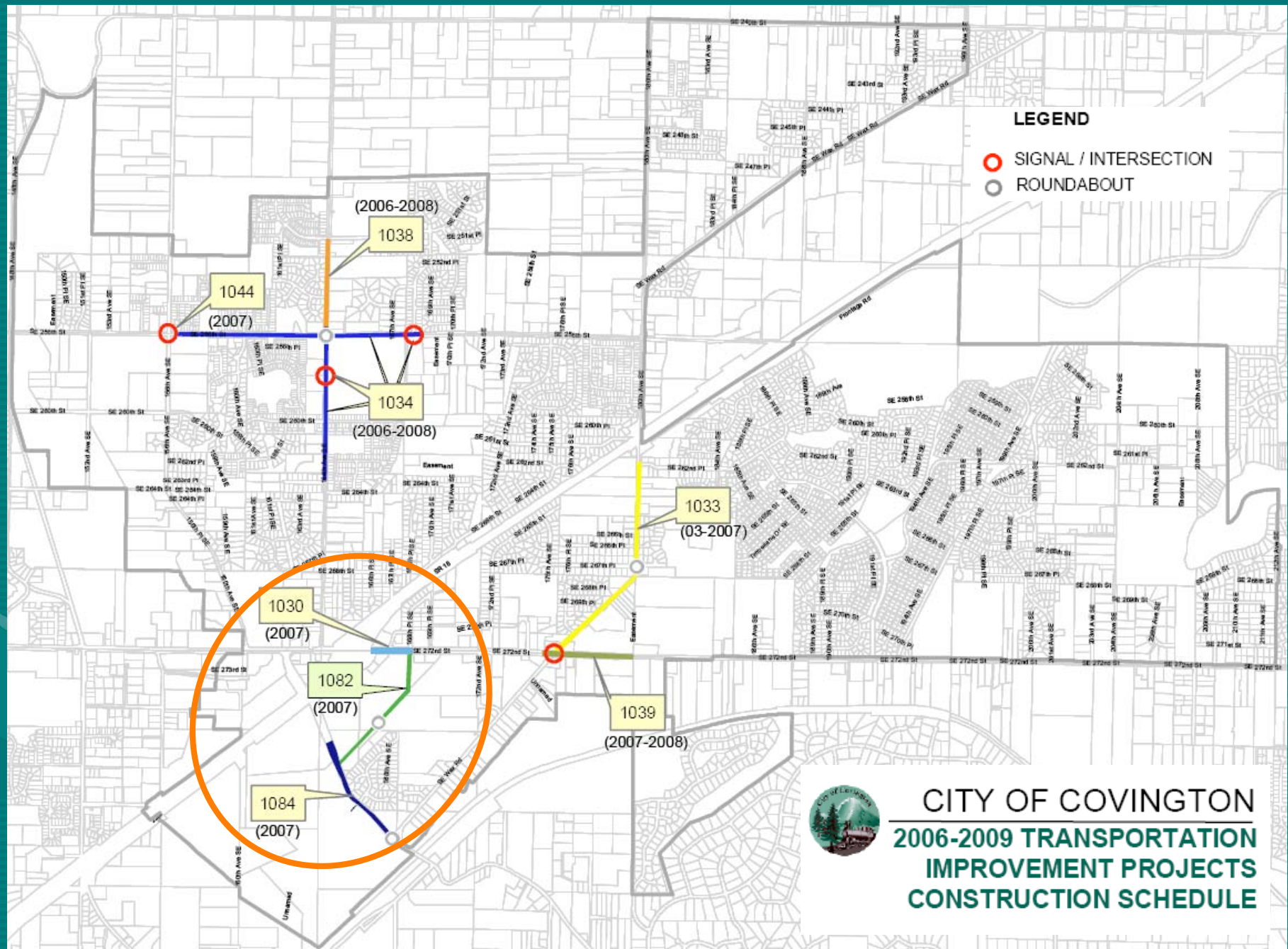


Completed Project!!!

SE Wax Road / 180th Avenue SE Improvement Project



Completed Project!!!



CITY OF COVINGTON

2006-2009 TRANSPORTATION IMPROVEMENT PROJECTS CONSTRUCTION SCHEDULE



37°21'16.53" N 122°07'04.64" W elev 384 ft

Streaming ||||| 100%

© 2007 Google™

Eye alt 2677 ft



Funding Partners

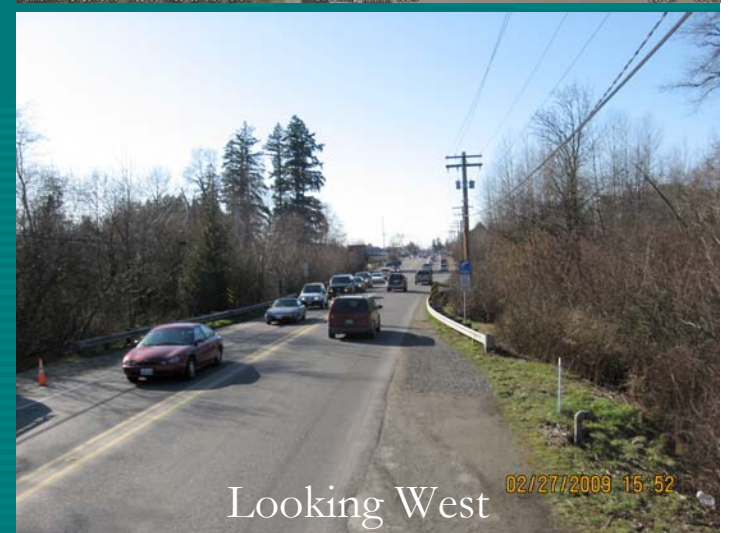
- Community, Trade and Economic Development
 - \$2 million grant
- Transportation Improvement Board
 - \$4.3 million in grants
- Public Works Trust Fund
 - \$3.8 million loan
- Kent School District
 - \$ 960,000
- Covington Water District
 - \$3.75+ million (Portion of contracts to install watermain)

City Construction Financing

- Limited General Obligation Bonds
 - City issued bonds in the amount of \$12.5 million in 2007 to fund transportation capital projects
- Real Estate Excise Tax
- Developer Mitigation

Current Challenges

- Transportation Concurrency
 - Development in East Covington not permitted due to failure to meet concurrency requirements.
 - SR 516 (Kent-Kangley/SE 272nd Street) major east-west link to Maple Valley and Black Diamond
 - Limited Alternatives
- Capital Needs
 - Widen SR 516 to 5 lanes from Jenkins Creek to Maple Valley



Future Direction



Southeast King County Commuter Rail & Transit Centers Partnership

Covington, Maple Valley, Black Diamond

Manage Growth

- Southeast King County is one of the fastest growing areas in the State
- Local comprehensive plans estimate 59,000 new residents over next 20 years
 - Large master planned developments expected in Maple Valley and Black Diamond will generate significant vehicle traffic
- Need to prepare before growth hits already overburdened roads

Summary

- Proven Success
- Meeting Today's Challenges
- Looking Forward to the Future